

leading to the gated parking area in the back portion of the property. There is sufficient parking for the use, with 13 spaces outside the gated area and 30 spaces behind the gate, plus the potential for a few more spaces to be striped if demand warrants.

The business will generally be open 8 a.m. to 5:30 p.m. Mondays through Fridays and 9 a.m. to 1 p.m. on Saturdays. They will employ approximately 13 to 14 employees.

DISCUSSION

Staff finds the business compatible with the surrounding land uses given that all work is conducted indoors and vehicles are always stored in the gated area behind the block fence. The site provides sufficient parking. No negative land use impacts are anticipated.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on July 12, 2011 at the Hampton Inn at 7333 W. Detroit Street. The neighboring business owner to the east attended to ask about the painting portion of the business and request that it be conducted indoors (it will be).
- At the time of this writing, Staff is not aware of any opposition.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP11-0011 LEADING EDGE AUTO FINISHES subject to the following conditions:

1. Expansion or modification beyond the approved exhibits and representations shall void the Use Permit and require new Use Permit application and approval.
2. The subject business will abide by all building, fire, and other applicable city regulations including those that pertain to auto repair as a condition of occupancy.
3. The site shall be maintained in a clean and orderly manner.
4. All vehicle storage shall occur inside the gated area.
5. All vehicle work shall occur inside the building.
6. The Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

PROPOSED MOTION

Move to recommend approval of ZUP11-0011 LEADING EDGE AUTO FINISHES Use Permit for an auto body repair business, subject to the conditions recommended by Staff.

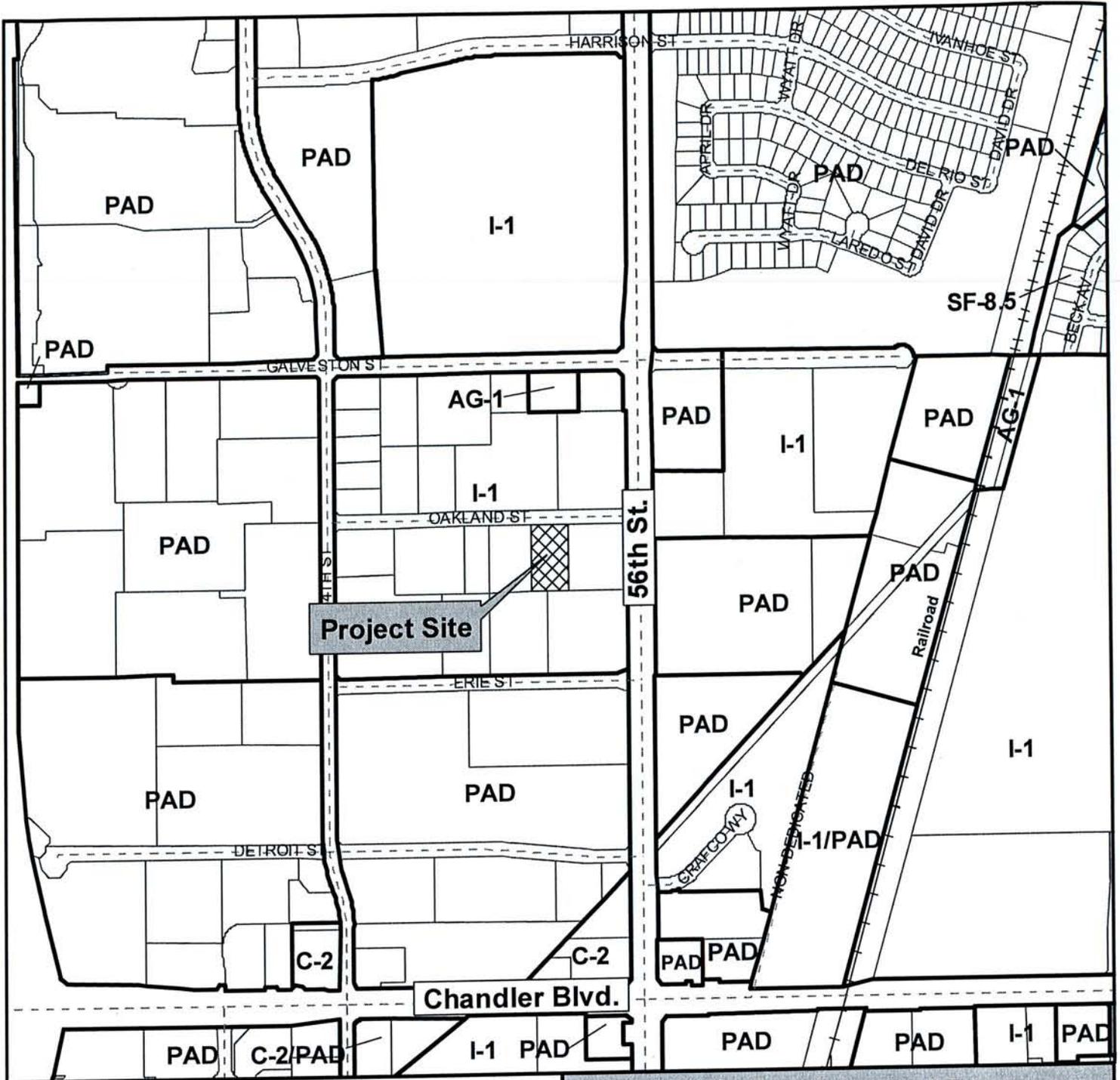
PZ MEMO 11-069

July 12, 2010

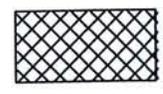
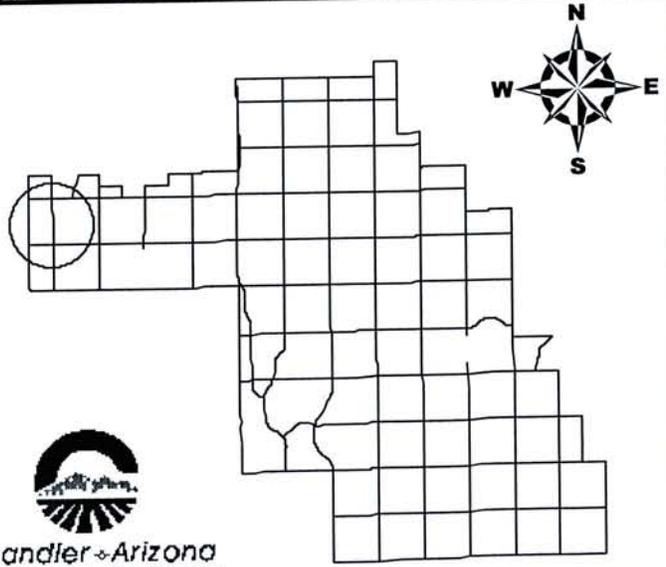
Page 3 of 3

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Narrative



Vicinity Map



ZUP11-0011

Leading Edge Auto Finishes

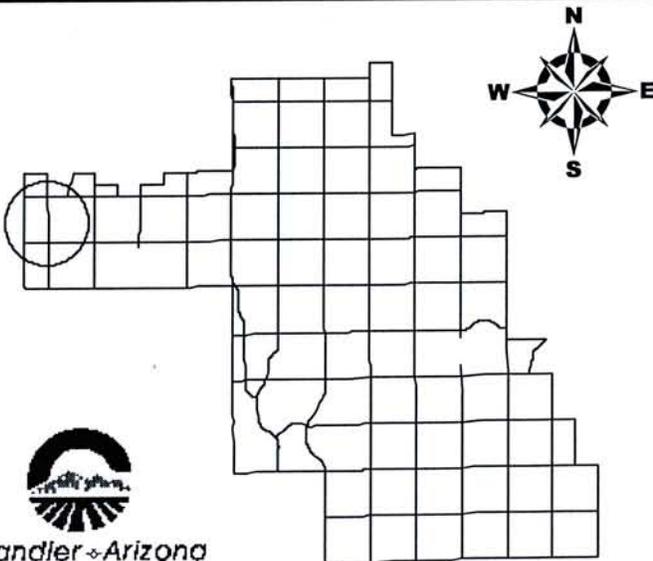


Project Site

56th St.

Chandler Blvd.

Vicinity Map



ZUP11-0011

Leading Edge Auto Finishes

OWNER / DEVELOPER

CMC GROUP, INC.
 1500 SOUTH COLORADO BLVD.
 SUITE 1200
 CHANDLER, ARIZONA 85222
 (520) 741-4500
 (520) 741-4548
 CONTACT: DREW BONES

PROJECT TEAM

ARCHITECT
 MCDALL & ASSOCIATES
 400 NORTH GAVIN CENTER PLAZA
 SCOTTSDALE, ARIZONA 85251
 (480) 948-0088
 (480) 948-3435
 CONTACT: JEFF MCDALL (#291137)

STRUCTURAL
 SFC STRUCTURAL ENGINEERS
 6320 EAST THOMAS ROAD
 SUITE 100
 PHOENIX, ARIZONA 85018
 (602) 941-2387
 FAX (602) 941-0646

STRUCTURAL
 SFC STRUCTURAL ENGINEERS
 6320 EAST THOMAS ROAD
 SUITE 100
 PHOENIX, ARIZONA 85018
 (602) 941-2387
 FAX (602) 941-0646

MECHANICAL/ELECTRICAL
 AIR-TECH SYSTEMS
 4531 NORTH 16TH STREET
 SUITE 114
 PHOENIX, AZ 85016
 (602) 287-0300
 FAX (602) 287-0300

MECHANICAL/ELECTRICAL
 RYAN AND ASSOCIATES
 1244 NORTH ALAN SCHOOL ROAD
 SUITE 120
 CHANDLER, ARIZONA 85224
 (480) 898-0813
 (480) 898-0813
 CONTACT: PETER RYAN (#14881)

MECHANICAL/ELECTRICAL
 AMBER-HILL ENGINEERING
 1750 WEST WARDOPPA FREEWAY
 PHOENIX, AZ 85027
 (602) 258-4428
 FAX (602) 240-0203
 CONTACT: CLAUDIA MORA-HILL (#12472)

GENERAL SITE NOTES

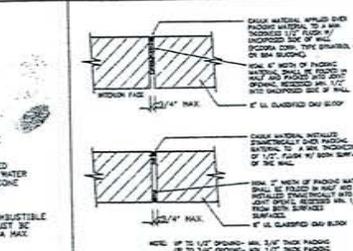
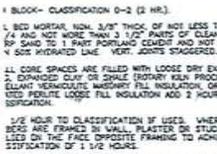
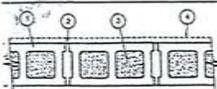
1. ALL ROOF TOP MECHANICAL UNITS/EQUIPMENT TO BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
2. ALL SITE AND SCREEN WALLS TO MATCH MAIN BUILDING COLORS.
3. ALL TROUGH ENCLOSURES TO MEET CITY OF CHANDLER ORDINANCE REQUIREMENTS.
4. ALL LANDSCAPING TO MEET CITY OF CHANDLER ORDINANCE REQUIREMENTS.
5. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UNLESS THE LIGHTING IS LOCATED:
6. NO EXTERIOR SITE STORAGE PERMITTED.
7. ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEAN UP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN FRAME.
8. ALL BUILDING AND SITE SIGNAGE UNDER SEPARATE PERMIT.
9. ALL SITE AND BUILDING UTILITY CABINETS - PAINT TO MATCH SITE WALLS AND BUILDING COLOR.
10. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK-FLOOR BONDS AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
11. SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL CROSSLAND ADJACENT MECHANICAL EQUIPMENT.

SHEET INDEX

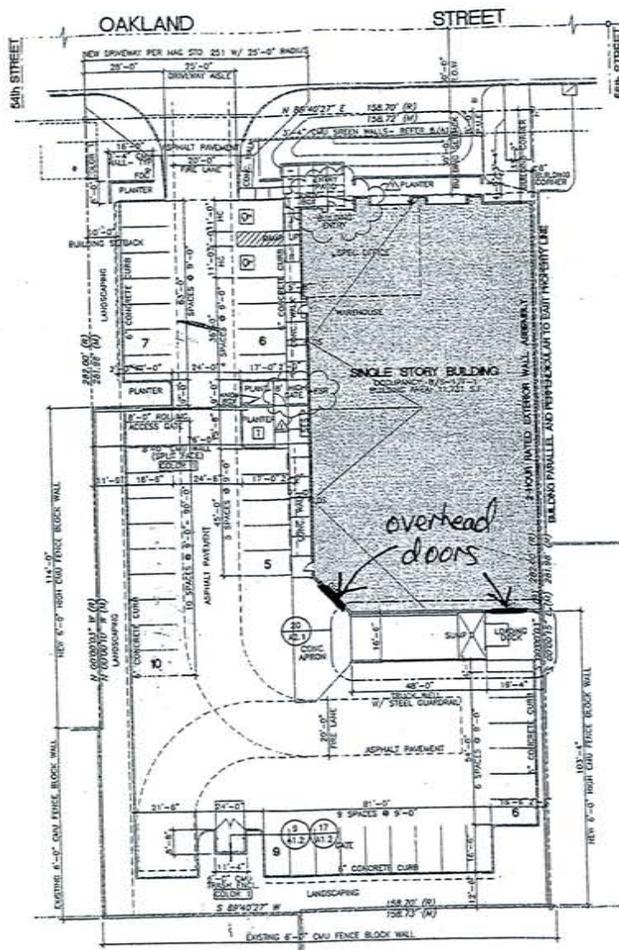
ARCHITECTURAL:	PLUMBING:
A1.1 SITE PLAN	P0.1 PLUMBING SPECIFICATIONS
A1.2 PROJECT DATA	P1.1 PLUMBING PLAN
A1.3 FOUNDATION PLAN	P2.1 PLUMBING NOTES/SCHEDULES
A1.4 SITE DETAILS	ELECTRICAL:
A1.5 ROOF PLAN	E0.1 ELECTRICAL NOTES
A1.6 REFLECTED CEILING PLAN	E0.2 ELECTRICAL SPECIFICATIONS
A1.7 MECHANICAL FLOOR PLAN	E1.1 ELECTRICAL SITE PLAN
A1.8 ENLARGED RESTROOM PLANS	E1.2 ELECTRICAL LIGHTING PLAN
A1.9 INTERIOR ROOM ELEVATIONS	E1.3 ELECTRICAL RISE PLAN
A2.1 BUILDING ELEVATIONS	E4.1 PANEL SCHEDULES
A2.2 WALL SECTION	E4.2 PANEL DIAGRAMS
A2.3 ROOM FINISH SCHEDULES	LANDSCAPE:
A2.4 WALL SECTION	L1.1 LANDSCAPE PLAN
A2.5 SPECIFICATIONS	L1.2 LANDSCAPE/IRRIGATION DETAILS
A2.6 WINDOW DETAILS	L1.3 LANDSCAPE/IRRIGATION DETAILS
STRUCTURAL:	L1.4 SPECIFICATIONS
S0.1 GENERAL STRUCTURAL NOTES	CIVIL:
S0.2 FOUNDATION PLAN	C0.1 GROUND SHEET
S0.3 MECHANICAL FRAMING PLAN	C0.2 GENERAL NOTES AND DETAILS
S0.4 ROOF FRAMING PLAN	C0.3 GRADING AND DRAINAGE PLAN
S0.5 STRUCTURAL DETAILS	C0.4 SITE UTILITY PLAN
S0.6 STRUCTURAL DETAILS	C0.5 DETAILS AND CROSS SECTIONS
S0.7 STRUCTURAL DETAILS	FIRE:
MECHANICAL:	FP-1 FIRE PROTECTION SITE PLAN
M0.1 MECHANICAL SPECIFICATIONS	FP-2 FIRE PROTECTION PLANS
M0.2 MECHANICAL SCHEDULES/DETAILS	FP-3 FIRE PROTECTION DETAILS

GENERAL FIRE DEPARTMENT NOTES

GENERAL NOTES TO THE CONTRACTOR
 All buildings (except Group R, Division 3 and Group U occupancies) shall be provided with an approved automatic fire sprinkler system installed in accordance with the Fire Code, NFPA 13, and City of Chandler Fire Code amendments.
 Fire protection systems shall be installed or modified by a contractor licensed to perform such work by the State of Arizona, and who also holds a valid permit from the Chandler Fire Department to conduct such work within the City of Chandler.
 Fire Department Connections (FDC's) for Fire Code, Building Code and NFPA 13 fire sprinkler systems shall be 2 and 1/2" female swivel with National Standard threads. FDC's for NFPA 120 and 13R sprinkler systems shall be single female swivel with 1 and 1/2" National Standard threads.
 All Fire Department Hose Stations and Standpipe hose discharges for Fire Department use shall be 2 and 1/2" National Standard threads. No hose shall be attached to the Fire Department Hose Station.
 Automatic sprinkler systems shall be supervised by an approved central, proprietary or remote signal station service; or an audible signal shall sound at a constantly attended location when the number of sprinkler heads is 20 or more in Group 1, Division 1 occupancies or 100 or more sprinkler heads in all other occupancies.
 Fire Department vehicle access roadways shall be provided and maintained throughout construction. Temporary access roads shall be a minimum 14'-0" clear width with 6" compacted AB or gravel. No branching across Fire Access roads. Required water flow shall be provided and maintained throughout construction. Prior to any construction being brought on site, all systems shall be approved and functional. Permanent fire vehicle access roadways shall be 20'-0" clear width, all weather surface. One set of temporary fire access roadways shall be maintained on-site and made available to City Inspectors on demand.
 The contractor shall provide the City Inspector with copy of the "Contractor's Material and Test Certificate for Above-ground Piping" in accordance with NFPA 13, and the "Contractors Material and Test Certificate for Underground Piping" in accordance with NFPA 241 and the "Certificate of Compliance" for the alarm systems in accordance with NFPA 72, upon successful completion of the system test and prior to City acceptance of the system.



2 HOUR RATED CMU WALL
 2 HOUR RATED MASONRY JOINT



REFER 8/A12 FOR ENLARGED PAVING PLAN

SITE PLAN

SCALE: 1"=20'-0"

PROJECT DATA

PROJECT NAME: LOT 21B - CHANDLER-FREEWAY BUSINESS PARK
 PROJECT LOCATION: 7021 WEST OAKLAND STREET (56TH STREET AND OAKLAND STREET)
 ASSESSORS PARCEL #: LOT 21B: 301-84-0854
 ZONING: 44.707 S.F. 1.03 ACRES
 SITE AREA (GROSS): 49,229 S.F. 1.14 ACRES
 LOT COVERAGE: 11,731 S.F./44,737 S.F. = 26%
 CONSTRUCTION TYPE: V-B (SPRINKLERED)
 PROPOSED OCCUPANCY: B/S-1/F-1 (OFFICE/WAREHOUSE)
 BUILDING AREA: 1,335 S.F.
 OFFICE: 1,335 S.F.
 WAREHOUSE: 10,398 S.F.
 TOTAL FIRST FLOOR: 11,731 S.F.
 MEZZANINE (STORAGE): 1,405 S.F.
 ALLOWABLE BUILDING AREA PER FLOOR (2003 IBC TABLE 5103):
 1-1 BASE AREA: 8,000 S.F.
 2-1 BASE AREA: 8,000 S.F.
 MEZZANINE: 11,731 S.F./44,737 S.F. = 26%
 FRONTAGE INCREASE: 100 (200 LF / 452 LF - 25) X 35/30 = 43.1
 SPARKLER INCREASE: = 200.4
 ALLOWABLE BUILDING AREA:
 A = 8,500 = [8,000 (41.1) / 100] + [8,500 (200) / 100]
 A = 8,500 + 1,700 = 10,200
 A = 29,164 SQ. FT.
 NO OCCUPANCY SEPARATION REQUIRED:
 BASED ON MOST RESTRICTIVE (F-1) PER CBC 302.3.1, NON-SEPARATED USES
 BUILDING HEIGHT:
 PARKING CALCULATIONS: 1,335 S.F./200 = 6.67 SPACES
 OFFICE: 10,398 S.F./100 = 103.98 SPACES
 WAREHOUSE: 1,405 S.F./500 = 2.81 SPACES
 TOTAL SPACES REQUIRED: 113 SPACES
 TOTAL SPACES PROVIDED: 116 SPACES
 ACCESSIBLE SPACES REQUIRED/PROVIDED: 2 SPACES

BUILDING CODES

- 2003 INTERNATIONAL BUILDING CODE
- 2003 INTERNATIONAL MECHANICAL CODE
- 2003 INTERNATIONAL PLUMBING CODE
- 2003 NATIONAL ELECTRICAL CODE
- 2003 INTERNATIONAL FIRE CODE
- ARIZONA WITH LOCALITIES ACT/ORD.

LEGAL DESCRIPTION

LOT 21B, CHANDLER-FREEWAY - BUSINESS PARK AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 342 OF MAPS, PAGE 3.

PROJECT DESCRIPTION

DEVELOPMENT OF A TWO-STORY CONCRETE WAREHOUSE SHELL BUILDING WITH SPEC TENANT IMPROVEMENT AND STORAGE MEZZANINE.
 BUILDING DESCRIPTION:
 NEW SHELL BUILDING (NO TENANT) - A SPEC TO BUILD-OUT WILL ALSO BE INCLUDED UNDER THIS PERMIT.
 CONCRETE WAREHOUSE UNIT CONSTRUCTION WITH PANELIZED WOOD ROOF SYSTEM ALUMINUM DECKING SYSTEM AT BUILDING ENTRY AND OFFICE AREA.
 PROPOSED GRADE AND DOCK HIGH LOADING.
 A TENANT HAS NOT BEEN SELECTED - THIS SUBMITAL TO OBTAIN CERTIFICATE OF COMPLETION ONLY. WAREHOUSE OCCUPANCY TO BE DETERMINED AT THE TIME OF CERTIFICATE OF OCCUPANCY ISSUANCE.

SRP 602-256-8882



VICINITY MAP

NOT TO SCALE



4307 N Civic Center Plaza
 Scottsdale, AZ 85251
 Tel: (480) 948-0066
 Fax: (480) 948-4332

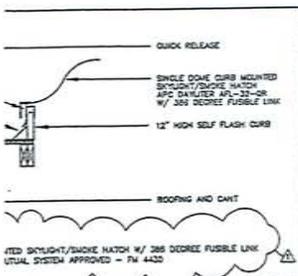
This drawing is an instrument of service and shall remain the property of the architect. This drawing shall not be reproduced or used for any purpose, in whole or in part, without the written consent of the architect.

DATE: 02/15/2006
 JOB NO: 200605
 REVISION: 1
 CITY COMMENTS:

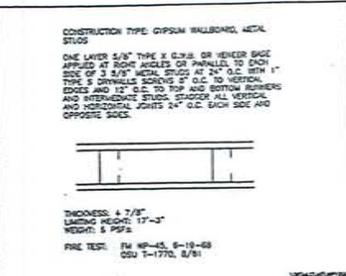
PROJECT: CMC GROUP
 SHELL BUILDING 60TH STREET AND OAKLAND STREET
 CHANDLER, ARIZONA



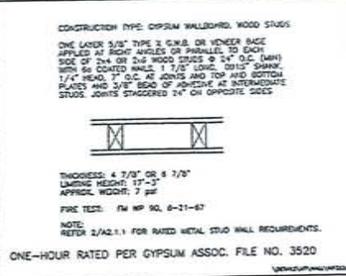
A1.1



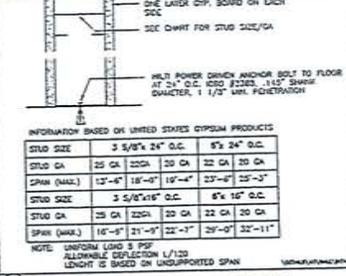
TYPICAL SKYLIGHT/SMOKE HATCH



ONE HOUR RATED WALL (MTL. STUD)



ONE HOUR PARTITION WALL (WOOD)



PARTITION WALL STUD SIZE/GA.

KEYNOTES

1. SHARP CORNER LINE - REFER CIVIL DRAWINGS.
2. MANUAL DOOR PE LEADER.
3. FIRE SPRINKLER RISER.
4. PAVEMENT, CONCRETE/ROOF SUPPORT - TYPICAL FOR (2) THIS REQUIREMENTS.
5. ELECTRICAL SYMBOLS - REFER ELECTRICAL DRAWINGS FOR REQUIREMENTS.
6. LINE OF METAL TRUSS ABOVE.
7. 2\"/>

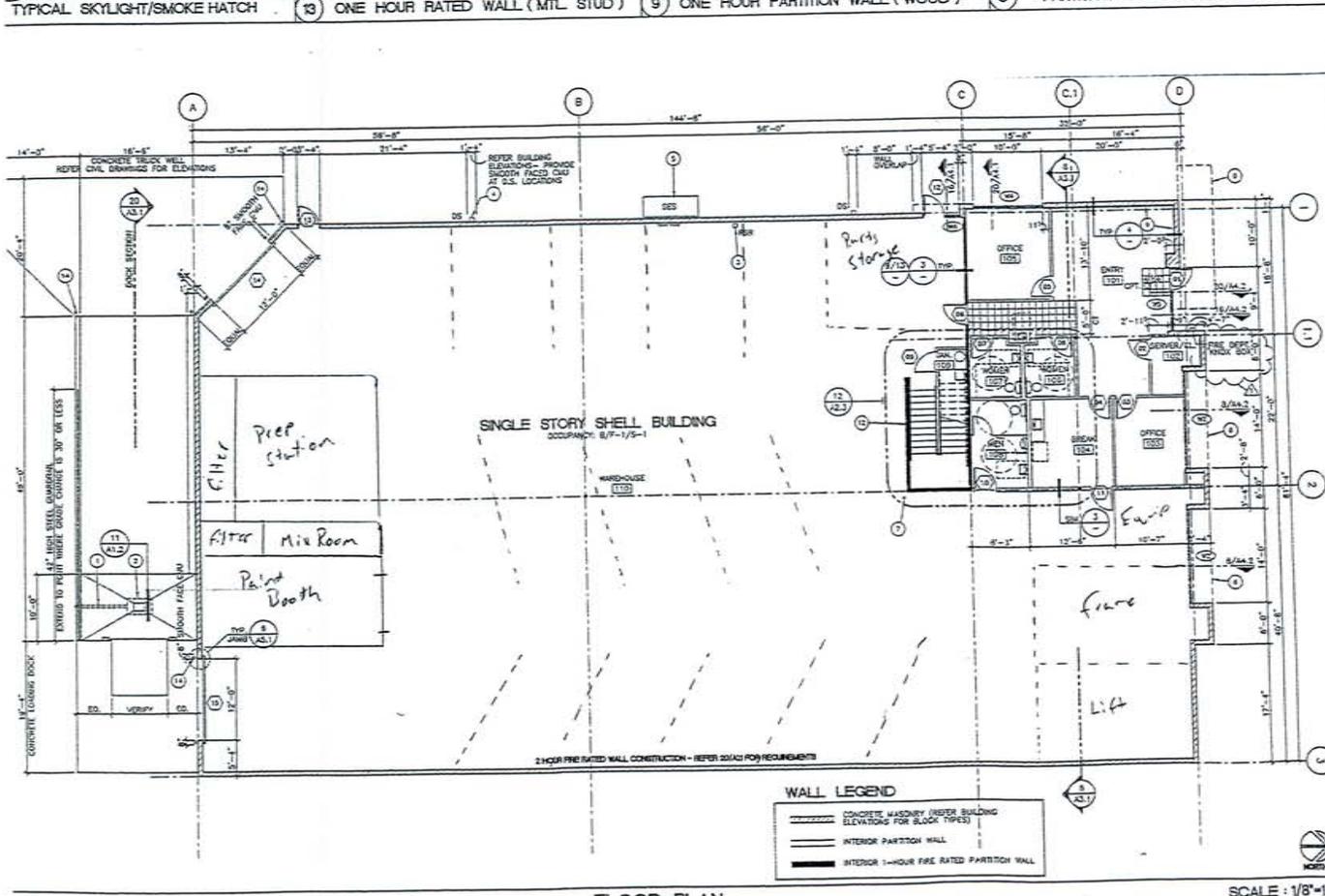
GENERAL NOTES

- A. REFER WINDOW SCHEDULE FOR REQUIREMENTS.
- B. REFER DOOR SCHEDULE FOR REQUIREMENTS.
- C. REFER ROOM FINISH SCHEDULE FOR REQUIREMENTS.

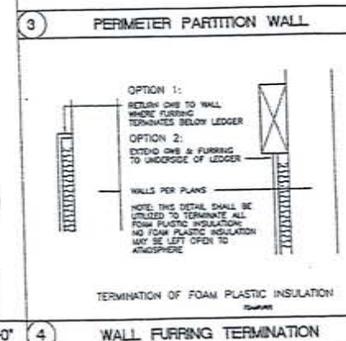
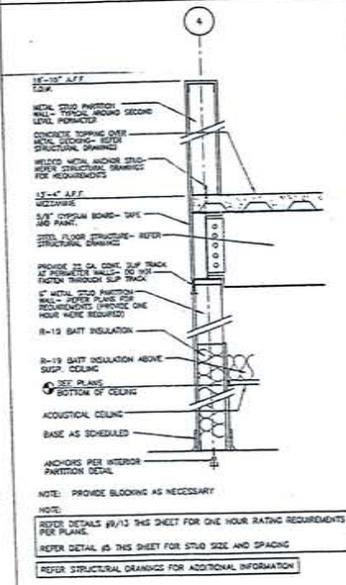
McCALL & associates, inc.

4307 A Civic Center Plaza
Scottsboro, AL 35205
tel:(480) 546-0066
fax:(480) 946-5432

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FLOOR PLAN



SCALE: 1/8"=1'-0"

PROJECT: SHELL BUILDING AND 50TH STREET AND OAKLAND STREET CHANDLER, ARIZONA

DATE: 07/15/2004
JOB NO.: 24025
REVISION: 1/17/2006
BY: [Signature]

FLOOR PLAN

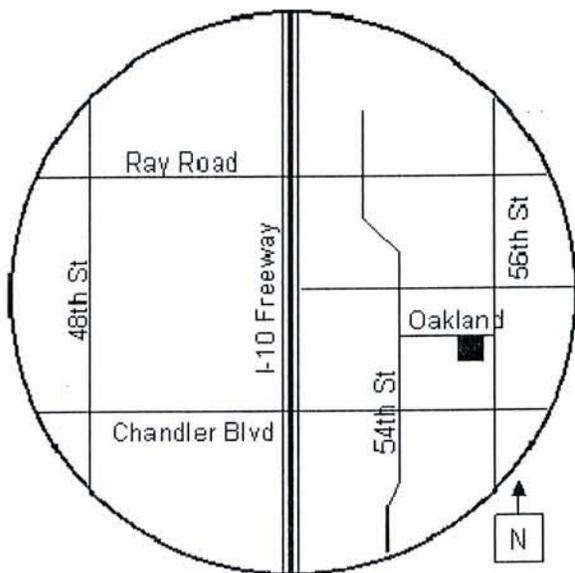
Project: CMC GROUP

DATE: 07/15/2004
JOB NO.: 24025
REVISION: 1/17/2006
BY: [Signature]



A21

**NARRATIVE REPORT
USE PERMIT**



7021 W. OAKLAND ST.

SUBMITTED: 06/17/11

Introduction

Pew & Lake, PLC ("Applicant") on behalf of West Dublin Resources, LLC and Leading Edge Auto Refinishing, Inc. ("Owner") requests approval of a Use Permit in the Planned Industrial District ("I-1") for the operation of an auto body collision and repair facility. The subject property is located north of Chandler Boulevard and west of 56th Street at 7021 W. Oakland Street in Chandler, Arizona (APN: 301-84-085A).

Purpose of Request

This is a request for a Use Permit to allow the property to be used for an auto body collision and repair facility in the I-1 zoning district. The City of Chandler Unified Development Manual allows motor vehicle repairs, including full body spray painting, body and fender work in the I-1 zoning district with a Use Permit.

Description of Proposal

1. **Proposed Uses.** The existing building is approximately 13,136 square feet (gross), which includes approximately 2,740 square feet of office space and 10,396 square feet of warehouse/bays for the repair of vehicles. There are two separate office spaces within the building. On the first floor, the office area includes approximately 1,335 square feet and the second floor is a mezzanine office area of approximately 1,405 square feet. The warehouse/bay area is used for the repair of motor vehicles, including spray painting and body and fender work. All repairs and painting will occur within the building in the bays, as identified on the Site Plan/Floor Plan included with this application.
2. **Hours / Days of Operation.** The business will operate Monday through Friday from 8:00 AM to 5:30 PM; Saturday from 9:00 AM to 1:00 PM; and will be closed on Sunday.
3. **Number of Employees.** It is anticipated that the facility will employ approximately 13 to 14 employees.
4. **Description of Building.** The existing building is a concrete masonry building with a panelized wood roof system and an aluminum storefront system at the building entry and office area.
5. **Screening and Fencing.** There is an existing 8' CMU wall with an 8' rolling gate that separates the customer parking/arrival area from the parking area where disabled vehicles are stored while they await to be repaired. In addition to the solid walls and fencing, there is also a significant amount of mature landscaping that provides additional screening and buffering to the adjacent properties on the west and south sides of the property. All repairs of vehicles, including

painting and other body and fender work will occur indoors in a fully enclosed and screened area. The Floor Plan included with this Use Permit application identifies the various bays, preparation station, paint booth and parts storage areas within the building.

6. Landscaping. The property has been developed for many years and is located in a fully developed industrial/business park. As such, the landscaping is mature and provides shade and screening for the subject property.
7. Parking. Sufficient parking has been provided, per the City of Chandler Code requirements, as identified on the Parking Data Table on the Site Plan/Floor Plan included with this Use Permit application.

Conclusion

The proposed use is consistent with the existing uses in the surrounding business park and those allowed in the I-1 zoning district, as well as the requirements for a Use Permit in the City of Chandler.